

Ms Lien Tran  
EVER Interiors Ltd  
124 City Road  
London  
EC1V 2NX

Application Number: DC/26/0177

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)  
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Ms Nguyen Kim Dung Phan

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

**Non Material Amendment to previously approved application DC/25/1261 (Removal of rear bay window. Erection of a first floor extension and ground floor porch extension) to amend the approved external wall finishes.**

**35 Three Acres Horsham West Sussex RH12 1RS**

as shown on Plan and Application Number DC/26/0177 submitted to the Council on 02/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed amendments would go beyond that which could be reasonably described as non-material under Section 96A of the Town and Country Planning Act 1990.

Schedule of plans/documents:

| Plan Type       | Description  | Drawing Number | Received Date |
|-----------------|--------------|----------------|---------------|
| Supporting Docs | Cover Letter | NONE           | 02.02.2026    |
| Plans           | 3D Views     | A105 REV 001   | 02.02.2026    |
| Elevation plan  | Approved     | A101 REV 001   | 02.02.2026    |
| Elevation plan  | Proposed     | A102 REV 001   | 02.02.2026    |

**Note to Applicant**

Whilst the proposal is not considered to represent a non-material minor amendment, it is open to the applicant to request consideration of the acceptability of the proposal under the minor material amendment procedure or submission of a full planning application. These comments are made on a without prejudice basis and it is suggested you contact the case officer should you wish to discuss this matter further.

**Note To Applicant:**

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

**Right of Appeals**

There is no right of appeal against refusal of an application for a non-material amendment. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, cursive script.

Emma Parkes  
Head of Development and Building Control

Date: 01/07/2026